

Deputy Planning Officer

Application No. 3534/11
Proposal RETENTION - Phase 1 refurbishment of the existing warehouse facility, to construct screening of mechanical plant, to carry out ancillary site works and construct ancillary site facilities to the site of DUB 10, Clonshaugh Business & Technology Park, Dublin 17.

The works under Planning Retention will consist of the following:

1. The demolition of existing metal sheet roof and replacement with new roof cladding.
2. The demolition of lean-to buildings to the South & West elevations of the existing building to allow for a new internal access road and mechanical air handling equipment.
3. The demolition of a portion of the existing 2-storey office block for construction of a new loading bay to the east face of the building.
4. Demolition of existing sprinkler pumphouse & associated tanks, ESB substation and customer switchroom buildings to the south of the existing building.
5. Phase 1 internal works to the existing facility consist of 6 No. rooms for electrical and electronic operations, Loading Bay, Workshop, Offices and Staff Welfare area.
6. Construction of containerised electrical plant equipment to the North West corner of the site.
7. Phase 1 construction of new external wall cladding to a proportion of the north, east & south elevations of the building.
8. Screening to external mechanical air handling equipment and stand-by generator units to north, south and east elevations.

PERMISSION- ADSIL is applying for Planning Permission for Phase 2 refurbishment of the existing warehouse facility, to construct screening of mechanical plant, to carry out ancillary site works and construct ancillary site facilities to the site of DUB 10, Clonshaugh Business & Technology Park, Dublin 17.

The proposed works under Planning Permission will consist of the following:

1. Phase 2 construction to complete new cladding to remainder of the north, south and west elevations of the building.
2. Phase 2 construction of the palladine plant fencing to external Mechanical Air Handling Units. The fence line is to be constructed on the North and South elevations of the facility.
3. Phase 2 internal works to the existing facility will consist of 8No. rooms for electrical and electronic operations.
4. Auxiliary sprinkler and storage water tanks, pump house and provision for new oil storage tanks and associated bund.

Location Unit AF1, Clonshaugh Business & Technology Park, Clonshaugh,
Dublin 17
Applicant ADSIL
Date Lodged 08-Nov-2011
Zoning Zone 6 - DEV PLAN 2011-2017
Application Type Retention Permission

D.M. /dod

22/12/2011

Site Inspection: 9/12/11

Site Notice: site notice in place and in order

Pre Planning Meeting(s): 6/10/11

Zoning

The proposed site is zoned objective Z6 which seeks to *'provide for the creation and protection of enterprise and facilitate opportunities for employment creation.'*

Site Description

The site, which has a stated area of 29,625m², is located to south of the Clonshaugh Industrial Estate, which is located to the north of Oscar Traynor Road. The site is located to the west side of the main estate spine road and north of the estate security barriers. The site hosts a light industrial warehouse building known as DUB10, and is a double height structure with 2-storey office to the front.

Proposed Development

RETENTION - **Phase 1** refurbishment of the existing warehouse facility, to construct screening of mechanical plant, to carry out ancillary site works and construct ancillary site facilities to the site of DUB 10:

Planning Retention as follows:

- The demolition of existing metal sheet roof and replacement with new roof cladding.
- The demolition of lean-to buildings to the South & West elevations of the existing building to allow for a new internal access road and mechanical air handling equipment.
- The demolition of a portion of the existing 2-storey office block for construction of a new loading bay to the east face of the building.
- Demolition of existing sprinkler pumphouse & associated tanks, ESB substation and customer switchroom buildings to the south of the existing building.
- Phase 1 internal works to the existing facility consist of 6 No. rooms for electrical and electronic operations, Loading Bay, Workshop, Offices and Staff Welfare area.
- Construction of containerised electrical plant equipment to the North West corner of the site.

- Phase 1 construction of new external wall cladding to a proportion of the north, east & south elevations of the building.
- Screening to external mechanical air handling equipment and stand-by generator units to north, south and east elevations.

Planning Permission for **Phase 2** refurbishment of the existing warehouse facility, to construct screening of mechanical plant, to carry out ancillary site works and construct ancillary site facilities to the site of DUB 10,

The proposed works under Planning Permission will consist of the following:

- Phase 2 construction to complete new cladding to remainder of the north, south and west elevations of the building.
- Phase 2 construction of the palladine plant fencing to external Mechanical Air Handling Units. The fence line is to be constructed on the North and South elevations of the facility.
- Phase 2 internal works to the existing facility will consist of 8No. rooms for electrical and electronic operations.
- Auxiliary sprinkler and storage water tanks, pump house and provision for new oil storage tanks and associated bund.

The development is set out in two separate phases

Site Planning History

3676/11 Concurrent application for Upgrade of existing boundary fencing/railings, upgrade of existing site entrance, new security hut and upgrading of the site security system to include red-wall system, CCTV, public lighting poles and associated underground services to the site.

3679/08: PP GRANTED for

- application site will be located to the east of permitted Block no. 3 (per reg ref 1883/07) and will be located generally by the internal road network permitted under reg ref 1883/07. The development will consist of:
- 24no. own door office units (ranging in size from 72.0sqm to 138.5sqm).
- 5 no. light industrial / workshop / enterprise units (ranging in size from 194.3sqm to 281.6sqm).
- The total GFA of the proposed blocks is 3,489.1sqm

Vehicular access and the internal road network to serve the proposed development will be per that permitted under reg ref 1883/07.

1486/08: PP GRANTED by DCC, ABP prior to their decision noted proposal undermined Z6 zoning and APPLICATION WITHDRAWN by applicant for Change of use of part of a former industrial building from industrial use with ancillary offices to a proposed indoor family entertainment centre (total GFA

c. 7,642sqm).

- 5594/07: PP GRANTED for development of light industrial/warehouse/enterprise units, area 6,857.6sqm, consisting of: Block 1 (area 3,363.6sqm) containing 14 no. units for use as light industrial/warehouse/enterprise units ranging from 132.5 to 323.6sqm on ground and part first floors; Block 2 (area 1,771.3sqm) containing 7 no. units for use as light industrial/ warehouse/ enterprise units ranging from 142.7 to 355.1sqm, on ground and part first floors; Block 3 (area 1,697.4sqm) containing 10 no. units for use as light industrial/ warehouse/ enterprise units ranging from 142.7 to 210.3sqm, on ground and first floors: ESB substation and switchroom (area 25.3sqm); new vehicular access; car parking & associated site works
- 5322/07 Invalid application as per 5594/07
- 1883/07: PP REFUSED by DCC for development consisting of building a mixed development of light industrial/ workshop/ enterprise units and own door office units, area 8,180 sq m. ABP issued a SPLIT DECISION for the application REFUSING Blocks 1 and 2 which accommodated the office units.

Observations

None

Interdepartmental Report

Drainage Division: No objections subject to conditions.
RTPD(Roads) No objections subject to conditions.
City Archaeologist: No archaeological requirements.

Planning Assessment

Principle of Development

The proposed development in terms of permissible uses would probably be covered under Green/Clean light industries.

Design & Integration

The site is well surrounded by mature planting and is over 200m away from the Oscar Traynor Road to the south. It is considered that the revamping of the existing elevations and finishes, the provision of new parapets to elevations, and the reroofing of the building will provide for an updating and a refreshing of the original structure which can be said to be 'of its time.' The external plant attached to the exterior of the building, along with proposed generators, fuel and water tanks in the grounds around the building will likewise be screened by their own containment provision and screening around the site both existing and proposed.

Traffic/Access

The RTPD report as follows: *This is an application for refurbishment of the existing single storey warehouse distribution facility to function as a data centre. The submission document notes that the existing development on the site was designed to accommodate large scale movements of goods to previous warehouses. The existing car parking on the site accommodates a total of 19 car parking spaces. These spaces will be retained in the same location. A total of 8 cycle parking spaces are also proposed in the development.*

Access to the development for all vehicles will be by means of the 1 no. existing entrance off the internal Business Park road network.

This division has no objection to the proposed development.

Recommendation/Conditions

It is recommended that the proposed development be GRANTED Retention permission and Permission subject to the following conditions:

1. Insofar as the Planning & Development Act 2000 to 2010 and the Regulations made there under are concerned, that the Phase 1 development shall be carried out and retained in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the conditions attached hereto, and the Phase 2 development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the conditions attached hereto . For the avoidance of doubt, this permission shall not be construed as approving any development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.

Reason: To comply with permission regulations.

2. The requirements of the Roads Traffic Planning Division shall be undertaken as follows:

All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

Reason: in the interests of traffic safety

3. The requirements of the Drainage Division shall be undertaken as follows:

a) The developer shall submit an appropriate flood risk impact assessment for the proposed development, which identifies and proposes solutions to mitigate the potential risks from all sources including coastal, fluvial, pluvial and groundwater. Reference should be made to the DEHLG/OPW Guidelines on the Planning Process and Flood Risk Management published in November 2009. Flood risks from 30-year and 100-year storms shall be addressed. The developer shall confirm in writing to the Drainage Division that the development has been designed such that the risk of flooding to the development has been reduced as far as is reasonably practicable, and that the proposals do not increase the risk of flooding to any adjacent or nearby area (over the risk of flooding from a greenfield site).

b) The development shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (see www.dublincity.ie Forms and Downloads).

c) Any connection from this development to the public sewer network must be carried out by Drainage Division of Dublin City Council, at the developer's expense, and will only be granted when the developer has obtained the written permission of the Drainage Division and fulfilled their requirements. Developers are not permitted to connect to the public sewerage system without written permission from the Drainage Division. Any unauthorised connections shall be removed by the Drainage Division at the developer's expense.

d) The outfall manholes from this development must be constructed in accordance with the Code

of Practice for Development Works – Drainage.

e) The development is to be drained on a completely separate system with separate connections to the public foul and surface water systems.

f) There is an existing public sewer running through/adjacent to the site. A clear distance of three metres shall be maintained between sewers and all structures on site. The exact location of this pipeline must be accurately determined onsite prior to construction work commencing. No load shall be placed on this sewer. Any damage to it shall be rectified at the developer's expense.

g) All private drain fittings such as, downpipes, gullies, manholes, Armstrong Junctions, etc. are to be located within the final site boundary. Private drains should not pass through property they do not serve.

h) The development shall incorporate Sustainable Drainage Systems.

i) All surface water discharge from this development must be attenuated to two litres per second per hectare.

Reason: in the interests of public health.

4. The developer shall comply with the requirements set out in the Codes of Practice from the Drainage Division, the Roads Streets & Traffic Department and the Noise & Air Pollution Section.

Reason: To ensure a satisfactory standard of development.

5. (a) The site and building works required to implement the development shall only be carried out between the hours of:

Mondays to Fridays - 7.00am to 6.00pm

Saturday - 8.00 a.m. to 2.00pm

Sundays and Public Holidays - No activity on site.

(b) Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from Dublin City Council. Such approval may be given subject to conditions pertaining to the particular circumstances being set by Dublin City Council.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

6. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developers expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interests of orderly development.

7. (a) During the construction and demolition phases, the proposed development shall comply with British Standard 5228 ' Noise Control on Construction and open sites Part 1. Code of practice for basic information and procedures for noise control.'

(b) Noise levels from the proposed development shall not be so loud, so continuous, so

repeated, of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any premises in the neighbourhood or to a person lawfully using any public place. In particular, the rated noise levels from the proposed development shall not constitute reasonable grounds for complaint as provided for in B.S. 4142. Method for rating industrial noise affecting mixed residential and industrial areas.

(c) Before the use hereby permitted commences, a scheme shall be submitted to and approved in writing, by the planning authority for the effective control of noise from the premises. The scheme shall be implemented before the use commences and thereafter permanently maintained.

Reason: In order to ensure a satisfactory standard of development, in the interests of residential amenity.

8. All installations, fittings and materials must be in accordance with appropriate standards and approved in advance by the Water Services Division to ensure their compatibility with Dublin's water supply system and to protect public health. In addition, full details of all internal installations (including pumps and break pressure tanks) must be provided in advance to the Water Services Division so as to ensure that they are in accordance with the requirements and standards of the Dublin City Council Waterworks Regulations 1975, Bye-Laws for the Management of Water Services and the Conservation of Drinking Water 2003 (both available on www.dublincity.ie) and other appropriate standards.

Connections to existing Dublin City Council watermains will be carried out by the City Council at the expense of the Applicant.

Incoming direct feed pipes shall only feed storage tanks or drinking water points. All appliances and fittings, including central heating units, shall only be fed from internal storage tanks.

The rate of draw off per hour through a service pipe shall be controlled so as not to exceed at any time one twelfth of the maximum daily requirement.

Storage equivalent to 24hours usage (or as specified in the Dublin City Council Waterworks Regulations 1975 – whichever is the greater) shall be provided in all developments. Any proposals for the use of rainwater, grey water or brown water on the site shall be submitted to the Water Services Division for consideration and approval before construction commences on site. In the interests of public health and good practice, the Applicant shall comply with the requirements of the Water Services Division in this regard.

Covers and frames in footpaths and similar areas shall be Class B standard. The Water Services Division should be notified at least one week before it is proposed to commence work on site.

Reason: To ensure an adequate standard of development.